

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 9-SC-17-C
 9-I-17-UR

AGENDA ITEM #: 17
AGENDA DATE: 9/14/2017

▶ **SUBDIVISION:** THE WOODS AT CHOTO
 ▶ **APPLICANT/DEVELOPER:** BALL HOMES, LLC
 OWNER(S): Ball Homes, LLC

TAX IDENTIFICATION: 169 013 [View map on KGIS](#)
 JURISDICTION: County Commission District 5
 STREET ADDRESS: 0 Choto Rd

▶ **LOCATION:** South side Choto Rd, southeast of S. Northshore Dr.

SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Rural Area
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 27.3 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential neighborhood

SURROUNDING LAND USE AND ZONING: This area is primarily developed with agricultural and rural to low density residential uses under A and PR zoning. A commercial node has been established at the intersection of Choto Rd. and S. Northshore Dr., zoned CN.

▶ **NUMBER OF LOTS:** 89

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc.

ACCESSIBILITY: Access is via Choto Rd., a minor collector street with 22' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Reduce the minimum horizontal curve radius from 250' to 200' for Road "A" Sta. 1+11.55 to Sta. 3+14.20
- 2) Reduce the minimum horizontal curve radius from 250' to 200' for Road "A" Sta. 7+38.00 to Sta. 10+32.15
- 3) Reduce the minimum horizontal curve radius from 250' to 200' for Road "A" Sta. 12+48.65 to Sta. 15+82.72
- 4) Reduce the minimum horizontal curve radius from 250' to 200' for Road "A" Sta. 19+55.76 to Sta. 22+42.17
- 5) Reduce the minimum K-value for vertical curve from K=25 to K=15 for Road "A" Sta. 1+01.43
- 6) Reduce the minimum K-value for vertical curve from K=25 to K=15 for Road "C" Sta. 0+57.07

STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1 - 6 because the site's topography, site features and location restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan, including requirements referenced in condition #4 below. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. Meeting the 6 requirements listed under "Developer Responsibility" in Exhibit A (attached), for the installation of a culvert and sidewalk crossing the creek (Holder Branch) along Choto Rd.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

- ▶ **APPROVE the Development Plan for up to 89 detached dwellings on individual lots, subject to 1 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

COMMENTS:

On July 13, 2017 the planning commission approved a concept plan and use-on-review for this same development with 82 lots and this proposal is for 89 lots. The only difference between the previously approved and proposed concept plan is the number of lots. The road design, sidewalks and setbacks have remained the same. The reason for the resubmittal is that the rezoning hadn't been approved by County Commission by the July 13 MPC meeting, so the planning commission could only consider a maximum of 3 du/ac. On July 24, 2017, County Commission approved PR up to 3.27 du/ac and the current concept plan has a density of 3.26 du/ac.

The applicant has provided sidewalks for the new internal streets, excluding the short cul-de-sac serving 4 houses (road "C"), and a sidewalk along the Choto Rd. frontage that will provide access to the neighborhood commercial area at the corner of Choto Rd. and Northshore Dr. The new sidewalk along Choto Rd. requires widening a culvert north of the main entrance (road "A") over Holder Branch stream. Knox County has agreed to assist with the installation of a wider culvert as outlined in Exhibit A (attached). Staff is recommending this sidewalk connection because of the proximity to the neighborhood commercial node and that the development density is consistent with low density residential land uses, which is greater than what is normally allowed in the Rural Area of the Growth Policy Plan.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 3.26 du/ac is consistent in use and density with the recommended rezoning and low density residential sector plan classification of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of development that has occurred in this area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The

proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The proposed subdivision will not draw significant traffic through residential neighborhoods since the property will have direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for RR (Rural Residential), however, the planning commission approved LDR (Low Density Residential) sector plan designation at the June 8, 2017 meeting. This proposal is consistent the LDR land use classification.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map, which allows consideration of up to 3 du/ac in accordance with Section 1, Policy 3.5 of the Growth Policy Plan. The Growth Policy Plan was adopted in 2000 and has not been amended. In its action to rezone this property to PR up to 3.27 du/ac, County Commission determined that in this case the Growth Policy Plan recommendation is not consistent with the current development pattern. The subject property is adjacent to the Planned Growth Area that would allow consideration of greater residential density and the property is less than 1,000 feet to the neighborhood commercial development at the corner of Choto Rd. and Northshore Dr.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

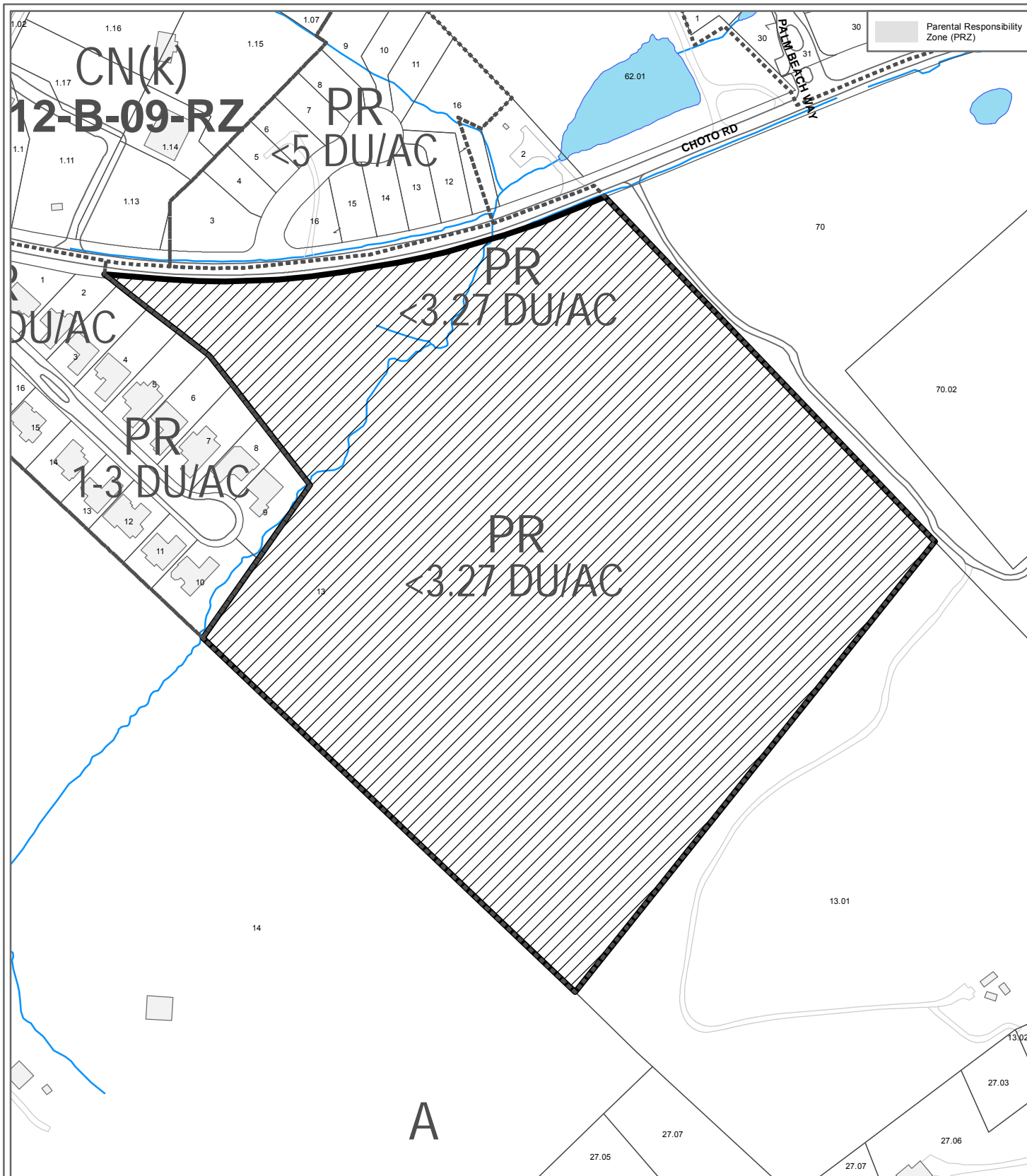
ESTIMATED STUDENT YIELD: 36 (public school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

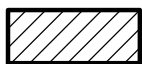
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**9-SC-17-C / 9-I-17-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Ball Homes, LLC
The Woods at Choto



Detached residential neighborhood in PR (Planned Residential)

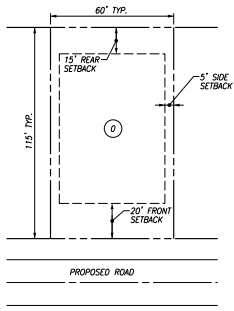
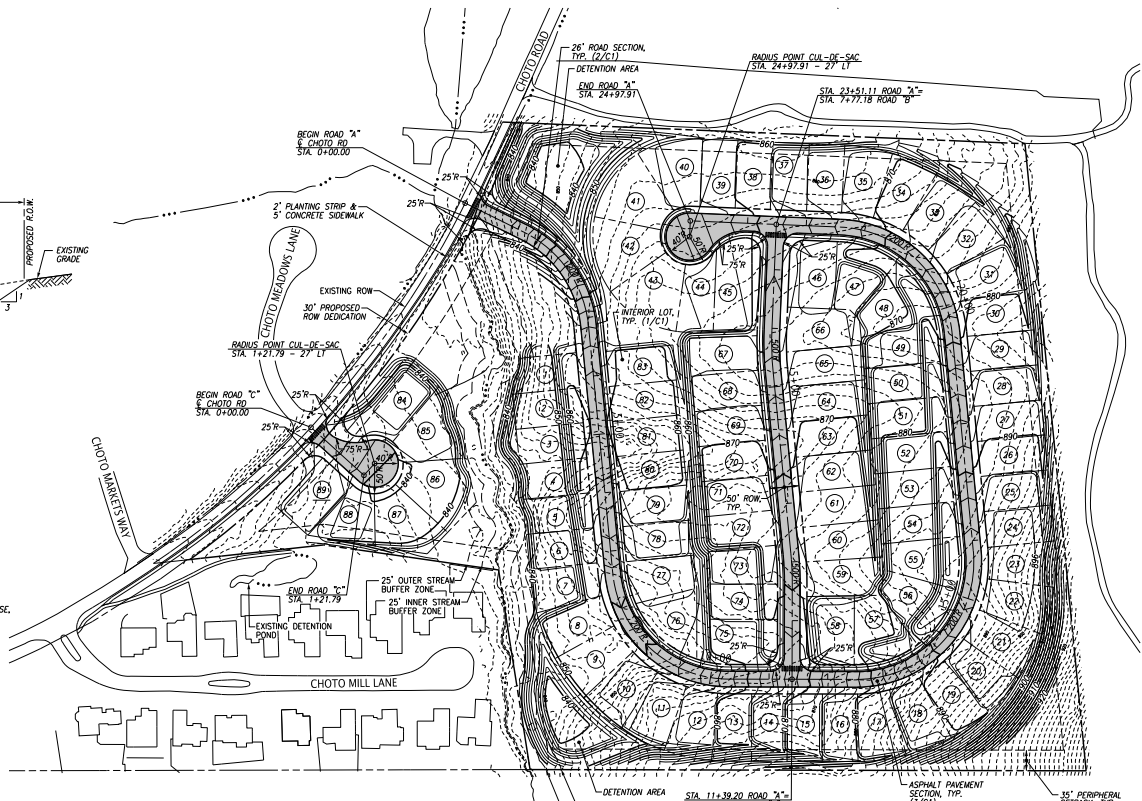
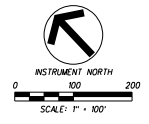
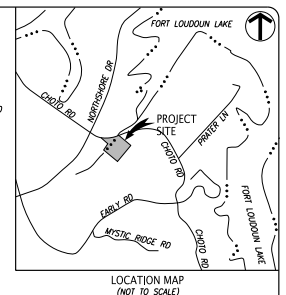
Original Print Date: 8/15/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 169
Jurisdiction: County

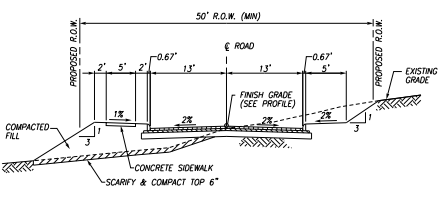
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Feet



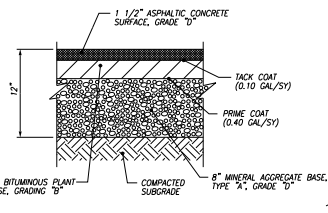
DESIGNED BY	JCM	DATE	08/27/17
CHECKED BY	WCF	ISSUED CONCEPT PLAN	08/07/17
PROJECT NO.	592.002	NO.	C1
SCALE	1"=100'	REVISION/ISSUE	



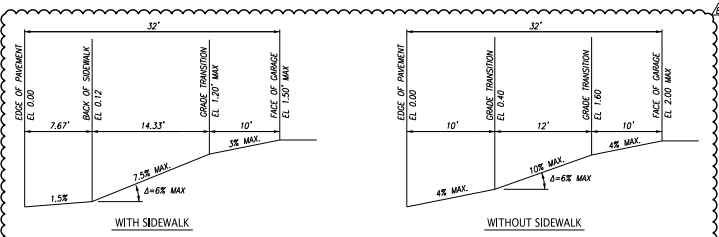
1 TYPICAL INTERIOR LOT
N.T.S.



2 TYPICAL 26' ROAD SECTION
N.T.S.



3 ASPHALT PAVEMENT SECTION
N.T.S.



4 TYPICAL DRIVEWAY PROFILE
N.T.S.

GENERAL NOTES:

- THE TOPOGRAPHIC & BOUNDARY DATA HAS PROVIDED BY KGIS. EXISTING CONTOURS ARE AT 2'-FT. INTERVALS.
- PROPERTY CONCERNED REFLECTS PARCEL 169013 AS SHOWN IN KNOX COUNTY CLT MAP 169. ZONING FOR THE PROPERTY IS ZONED A. AGRICULTURE. THE TOTAL AREA IS 27.38 AC.
- OWNER: BALL HOMES, LLC
3609 WALDEN DRIVE
LEWINGTON, KY 40517
- BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE AND 15'-FT. IN REAR. PERIPHERAL SETBACK IS 35'-FT.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5'-0\"/>

VARIANCE REQUESTS:

- REDUCE MIN. HORIZONTAL CURVE RADIUS FROM 250' TO 200'
ROAD "A" STA. 1+11.55 TO STA. 3+14.30
ROAD "B" STA. 1+56.20 TO STA. 10+52.15
ROAD "C" STA. 12+48.65 TO STA. 15+52.72
ROAD "A" STA. 19+55.76 TO STA. 22+42.17
- REDUCE MIN. K-VALUE FOR VERTICAL CURVE FROM K=25 TO K=15
ROAD "A" STA. 1+40.14

ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO.

UTILITY OWNERS:

WATER & SEWER
FIRST UTILITY DISTRICT (FUD)
122 DURWOOD ROAD
KNOXVILLE, TN 37922
CONTACT: MR. TROY BEBEKIND
OFFICE PHONE: 865.777.2504

ELECTRIC
LENOX CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOX CITY, TN 37771
CONTACT: MRS. JULY HINES
OFFICE PHONE: 865.986.6591

CAS
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 9017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MACINDOE
OFFICE PHONE: 865.558.2123

TELEPHONE
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. VICKIE DALEY
OFFICE PHONE: 865.538.9371

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Revised: 8/24/2017

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE

File Path: I:\2017\09\02\002\0005\Concepts_Plan\9-SC-17-UR-2017.dwg
Plot Date: 08/24/2017
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Double Fee

SUBDIVISION - CONCEPT

KNOXVILLE-KNOX COUNTY

MPC

METROPOLITAN
PLANNING
COMMISSION

THE BUSINESS

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Name of Applicant: Ball Homes, LLC

Date Filed: 8/7/2017 Meeting Date: September 14, 2017

Application Accepted by: M. Payne

Fee Amount: \$6,340 File Number: Subdivision - Concept 9-5C-17-C

Fee Amount: x Related File Number: Development Plan 9-I-17-UR

PROPERTY INFORMATION

Subdivision Name: The Woods at Choto

Unit/Phase Number: 1 of 1

General Location: S. Northshore Dr. and Choto Rd.

Tract Size: 27.3 No. of Lots: 89

Zoning District: PR

Existing Land Use: Vacant Land

Planning Sector: SW County

Growth Policy Plan Designation: LDR

Census Tract: 58.12

Traffic Zone: 176

Parcel ID Number(s): 169 013

Jurisdiction: City Council _____ District
 County Commission W6 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer First Utility District

Water First Utility District

Electricity Lenoir City Utility Board

Gas Knoxville Utility Board

Telephone AT&T

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (if Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Ball Homes, LLC

Company: Ball Homes, LLC

Address: 3609 Walden Drive

City: Lexington State: KY Zip: 40517

Telephone: 865-985-6705

Fax: 865-862-4775

E-mail: thickey@ballhomes.com *B. STEPHENS @ Ballhomes.com*

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: William C. Fulghum, Jr., P.E.

Company: Fulghum, MacIndoe & Associates, Inc.

Address: 10330 Hardin Valley Road

City: Knoxville State: TN Zip: 37932

Telephone: 865-690-6419

Fax: 865-690-6448

E-mail: fulghum@fulghummacindoe.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Carter McCall, E.I.

Company: Fulghum, MacIndoe & Associates, Inc.

Address: 10330 Hardin Valley Road

City: Knoxville State: TN Zip: 37932

Telephone: 865-251-5075

Fax: 865-690-6448

E-mail: mccall@fulghummacindoe.com

* Applicant was approved previously for 82 lots (7-D-17-UR)